CVILLE PLANS TOGETHER

Steering Committee Meeting

May 19, 2021

Agenda

- Project Update
- Chapter Revision Overview
- Draft Future Land Use Map
- Next Steps
- Questions & Comments from Other Attendees

Project Update

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Project Updates

2: Revised the Affordable Housing Plan and discussed with Planning Commission and Council, which endorsed the plan on March 1, 2021

3: Revised Comprehensive Plan Guiding Principles and Vision Statements, made updates to Goals and Strategies, and developed draft Future Land Use Map

Affordable Housing Plan

- Review existing conditions, etc.
- Identify goals and priorities and begin drafting housing strategies
- Draft Affordable Housing Plan
- Revise, finalize, and incorporate into Comp. Plan

Revised Comprehensive Plan

- Review existing conditions, etc.
- Identify goals and priorities
- Draft revisions to Comprehensive Plan
- Revise & finalize plan

Zoning Rewrite

- Prepare for zoning rewrite
- **Zoning rewrite** *Tentative timeline. Schedule and milestones to be refined following May 2021 Comp. Plan community review period.*

2020 | **2021** | **2022**

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR

Key Community Input Points

- *Input related to goals and priorities for the future*
- *Review of draft Housing Plan & initial draft Comprehensive Plan revisions*
- *Review draft Comprehensive Plan goals, strategies, and future land use map*
- *Planning Commission and City Council hearings for Comprehensive Plan (tent.)*

Timing for community input points related to zoning TBD

1: Summarized Input Received in Fall 2020

We want to hear from the entire community!

Review the **Future Land Use Map** and other draft Comprehensive Plan Updates and participate in the community comment period through **May 31**!

cvilleplanstogether.com/engage3

Visite el sitio web para obtener información en español

Attend an event

Webinars

Monday, May 10: 6-7:30pm
Tuesday, May 25: 6-7:30pm

Recordings will be available

Pop-Up Meetings

Friday, May 14:
Reid's Market, 1-3pm

Saturday, May 15:
IX Art Park, 8am-noon
Jefferson School, 2-5pm

Tell us what you think

- **Comment Form**
- **Toll-Free Phone Line**
- **Interactive Map**
- **Email**

Comprehensive Plan Overview & Chapter Updates

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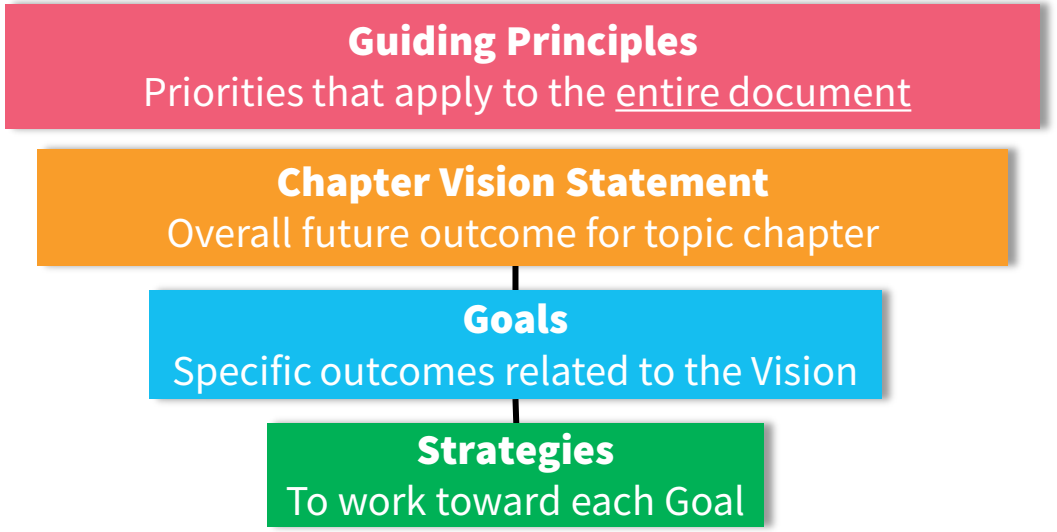
Chapters

Chapters Include:

- Land Use, Urban Form, and Historic and Cultural Preservation
- Housing
- Transportation
- Environment, Climate, and Food Access
- Economic Prosperity and Opportunity
- Community Facilities and Services
- Community Engagement and Collaboration

Chapter Structure



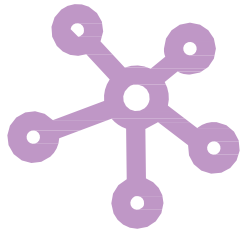
Comprehensive Plan Guiding Principles

Equity & Opportunity:
All people will be able to thrive in Charlottesville.

Community Culture & Unity:
Charlottesville's rich and diverse culture and form will be celebrated, and the entire community will feel welcomed, valued, and respected.

Local & Regional Collaboration:
From the neighborhood to the region, open conversations and partnerships will make the city stronger.

Environmental Stewardship & Sustainability:
The Charlottesville community will demonstrate environmental and climate leadership.



Connections & Access:
The City will consider land use and transportation in complementary ways, creating more accessible and safer mobility options for all.

Summary of Major Updates To Chapters

Note: This is not a comprehensive list of changes.

Chapter	Major Updates
Community Engagement and Collaboration (New)	• **Focuses on creating standardized processes, actively seeking representative and inclusive input, partnering with community groups and residents, and using a range of virtual and in-person engagement strategies**
Land Use, Urban Form, and Historic & Cultural Preservation	• **Draft Future Land Use map, which sets the stage for the zoning rewrite** • Strategies for ensuring that the implementation of the Future Land Use Map is tied to **equity and affordability** • Supports a mix of uses and increased **housing options** throughout the city • Recognizes role that **historic properties** have in the city, and the role they can play in the housing conversation
Housing	• Incorporates recommendations from **the Affordable Housing Plan** including those related to funding, governance, tenants' rights, and subsidies • Supports a range of housing options throughout the city
Economic Prosperity and Opportunity	• Builds on existing programs focused on **job training and placement**, and adds additional focus on community **wealth building** • Supports **economic development** at a variety of scales
Environment, Climate, and Food Access	• Supports the forthcoming **Climate Action Plan** and **Rivanna River Corridor Plan** • Supports achievement of the city's **energy** goals • Adds additional focus on **food access**
Transportation	• Prioritizes **safe, multimodal transportation** in Future Land Use Map nodes and corridors, and in neighborhoods currently lacking transportation options • Supports planned projects, potential reduction in parking requirements (where paired with supporting policies), and regional Transportation Demand Management discussions
Community Facilities and Services	• Supports ongoing needs related to services, and supports community-police discussions about a **range of ways to enhance community safety** • Emphasizes the **role that infrastructure must play in any growth areas** • Provides several strategies related to Parks & Recreation improvements and plans

Draft Future Land Use Map

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Land Use vs. Zoning

The Future Land Use Map is a key component of the Land Use, Urban Design, and Historic & Cultural Preservation chapter of the Comprehensive Plan.

Comprehensive Plan Future Land Use Map is:

- A tool to describe the Plan's long-term (20+ year) vision for location and character of development in the city
- A guide for development – it *can be used* when evaluating development proposals and re-zoning, but it is not legally mandatory

Comprehensive Plan Future Land Use Map is not:

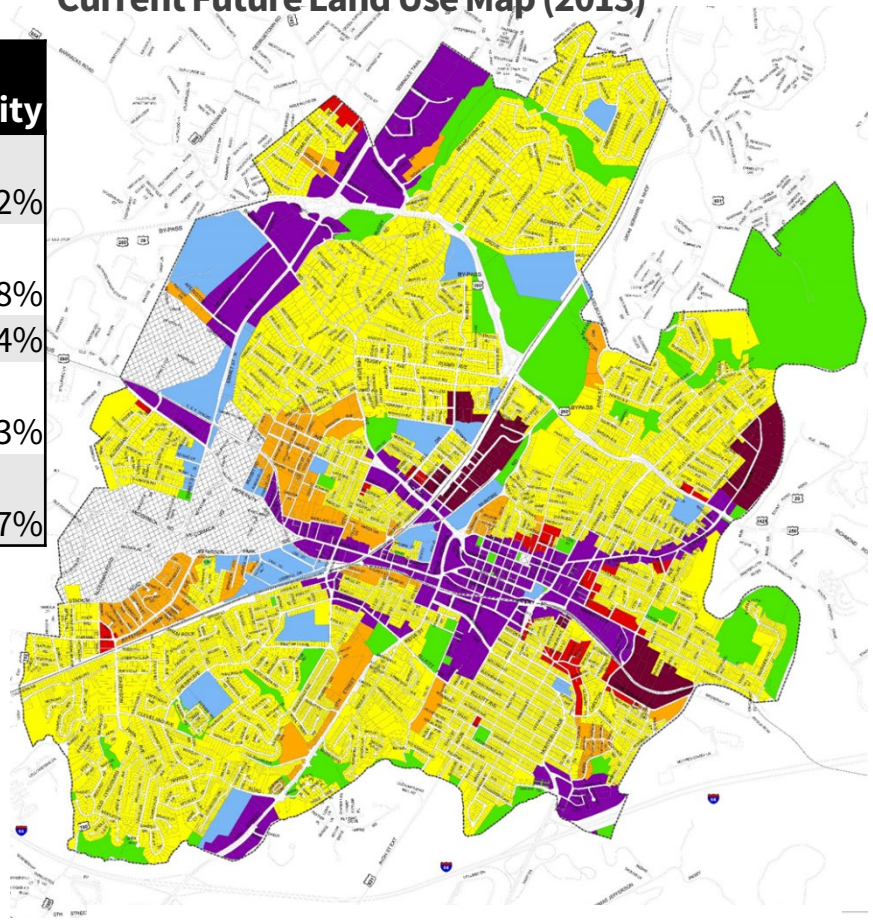
- An update to the Zoning Ordinance (that process will follow the adoption of the Comprehensive Plan, and will be influenced by the land use map)
  - Zoning presents requirements that are mandatory, unless waived
  - The forthcoming zoning rewrite may allow for several categories of zoning that can be implemented in each of the Future Land Use Map categories

Land Use Map vs. Zoning

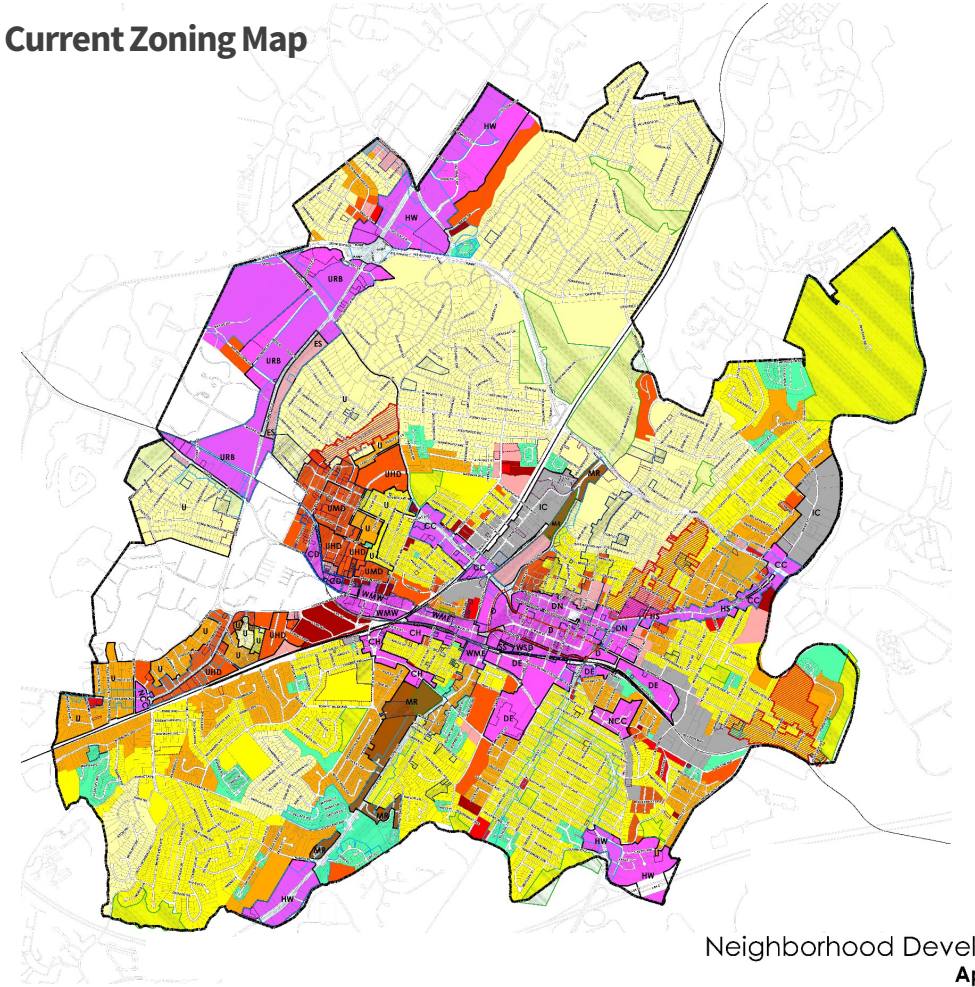
2013 Land Use Designation	% city
Low Density Residential	52.2%
High Density Residential	5.8%
Mixed Use	11.4%
Neighborhood Commercial	1.3%
Business and Technology	2.7%

- Residential, Low density: Single-family and two-family; 12 or less dwelling units per acre.
- Residential, High Density: Multi-family; 13+ dwelling units per acre.

Current Future Land Use Map (2013)



Current Zoning Map



Neighborhood Development Services
Approved April 6, 2009

RESIDENTIAL
R-1
U R-1U
R-1S
U R-1SU
R-2
U R-2U
R-3
UMD University Medium Density
UHD University High Density
MR McIntire-5th Residential
Planned Unit Development

COMMERCIAL
B-1
B-2
B-3
ES Emmet Street Commercial

OVERLAY DISTRICTS
Public Park Protection
Architectural Design Control Districts and Individually Protected Properties
Historic Conservation District
Entrance Corridors
Corner Parking Zone
Parking Modified Zone
Urban Corridor Parking Zone
Special Use Permits

MIXED USE
D Downtown Corridor
DE Downtown Extended Corridor
DN Downtown North Corridor
WME West Main East Corridor
WMW West Main West Corridor
CC Central City Corridor
URB Urban Corridor
HS High Street Corridor
HW Highway Corridor
NCC Neighborhood Commercial Corridor
CH Cherry Avenue Corridor

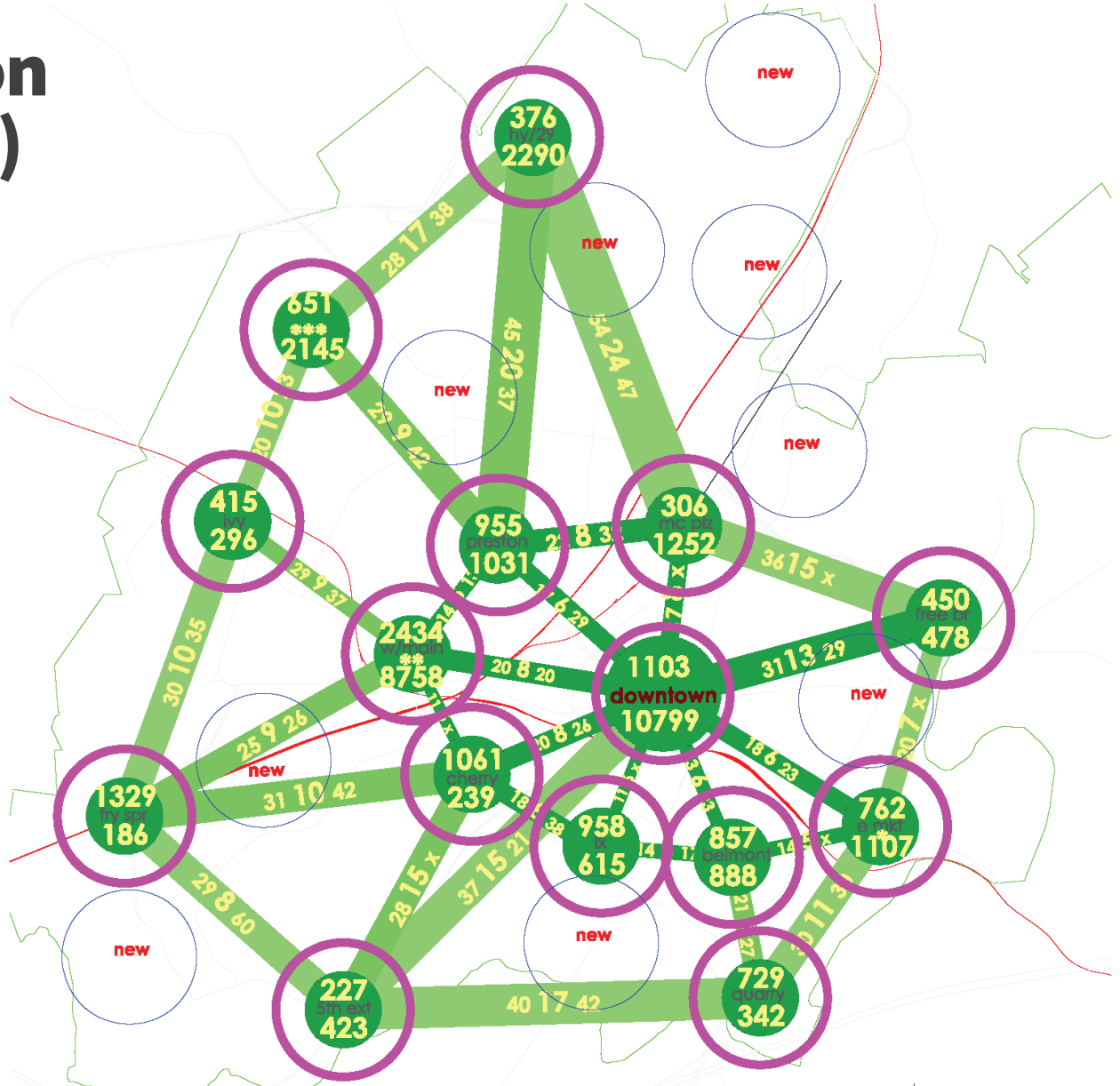
SS South Street District Corridor
CD The Corner District Corridor
WSD Water Street District Corridor

INDUSTRIAL
M-I
IC Industrial Corridor

AMENDMENT DATES
July 22, 2009
October 1, 2009
November 10, 2009
November 19, 2009
October 20, 2010
November 15, 2010
June 22, 2011
September 21, 2011
December 5 , 2011
December 19, 2011
January 3, 2012
February 6, 2012
March 5, 2012
June 11, 2012
December 7, 2012
April 15, 2013
May 6, 2013
May 20, 2013
September 16, 2013
November 4, 2013
December 2, 2013
December 16, 2013
January 22, 2014
February 18, 2014
September 2, 2014
December 1, 2014
June 1, 2015
July 20, 2015
October 5, 2015
March 7, 2016
March 21, 2016
May 2, 2016
September 6, 2016
December 5, 2016
July 17, 2017
October 2, 2017
December 4, 2017
April 2, 2018
April 16, 2018
June 4, 2018
July 2, 2018
July 16, 2018
October 1, 2018
December 17, 2018
February 4, 2019

Previous Planning Commission Land Use Analysis (2017/2018)

- Analyzed ways to better connect jobs and housing based on existing employment nodes
- Considered opportunities for more integrated, live/work neighborhoods
- Explored locations for future employment and community nodes



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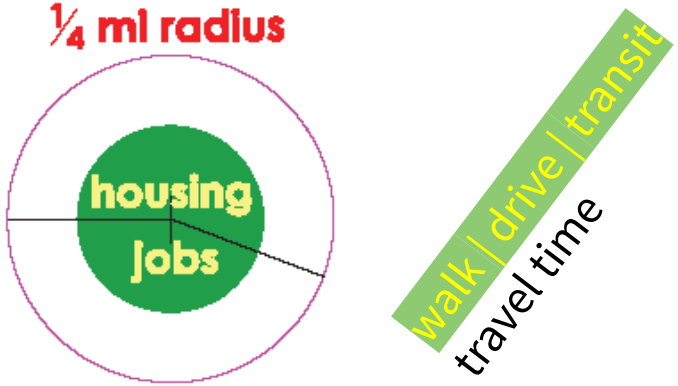

walk | drive | transit
travel time

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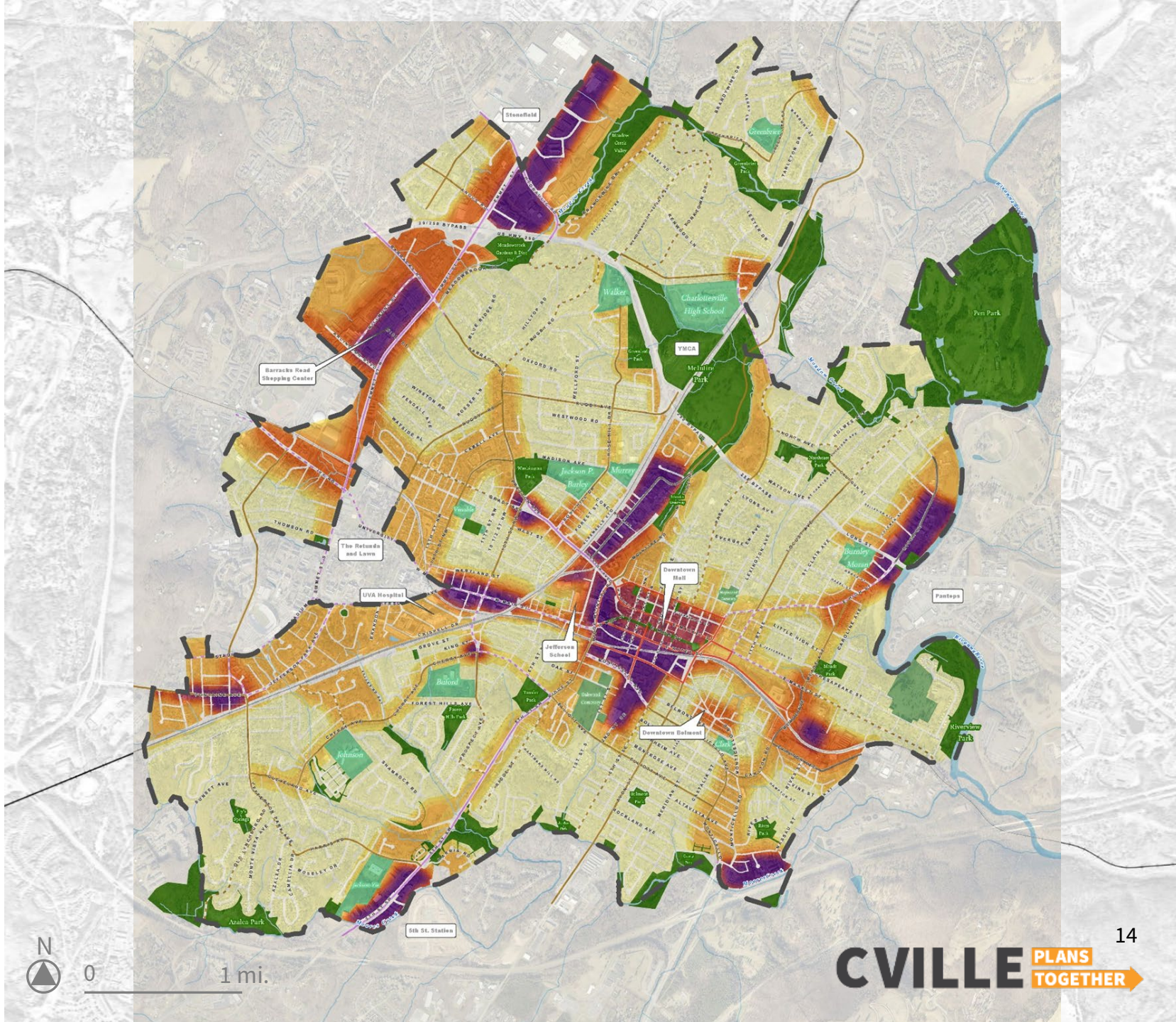
2017 Draft Future Land Use Map

- Recommendations based on development intensity
- Higher intensity near downtown and along corridors
- Changes envisioned for existing lower density residential areas
- Was a living plan that was continually updated
- Consideration given to increasing development intensity in later iterations

KEY



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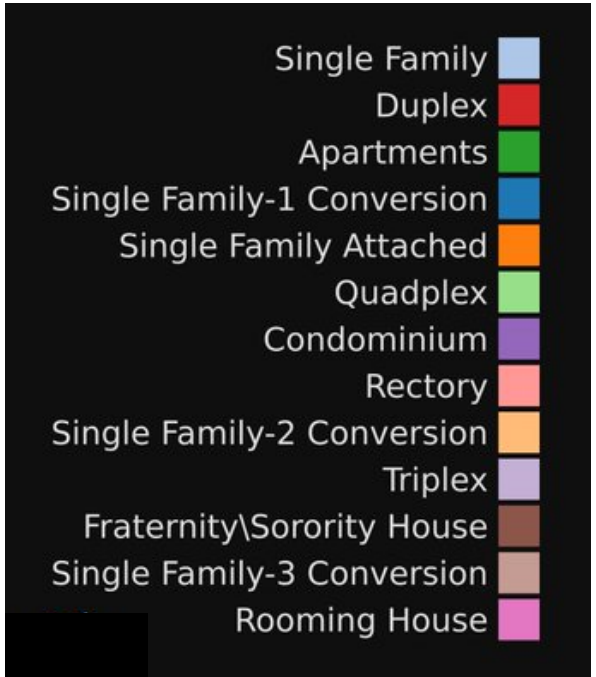
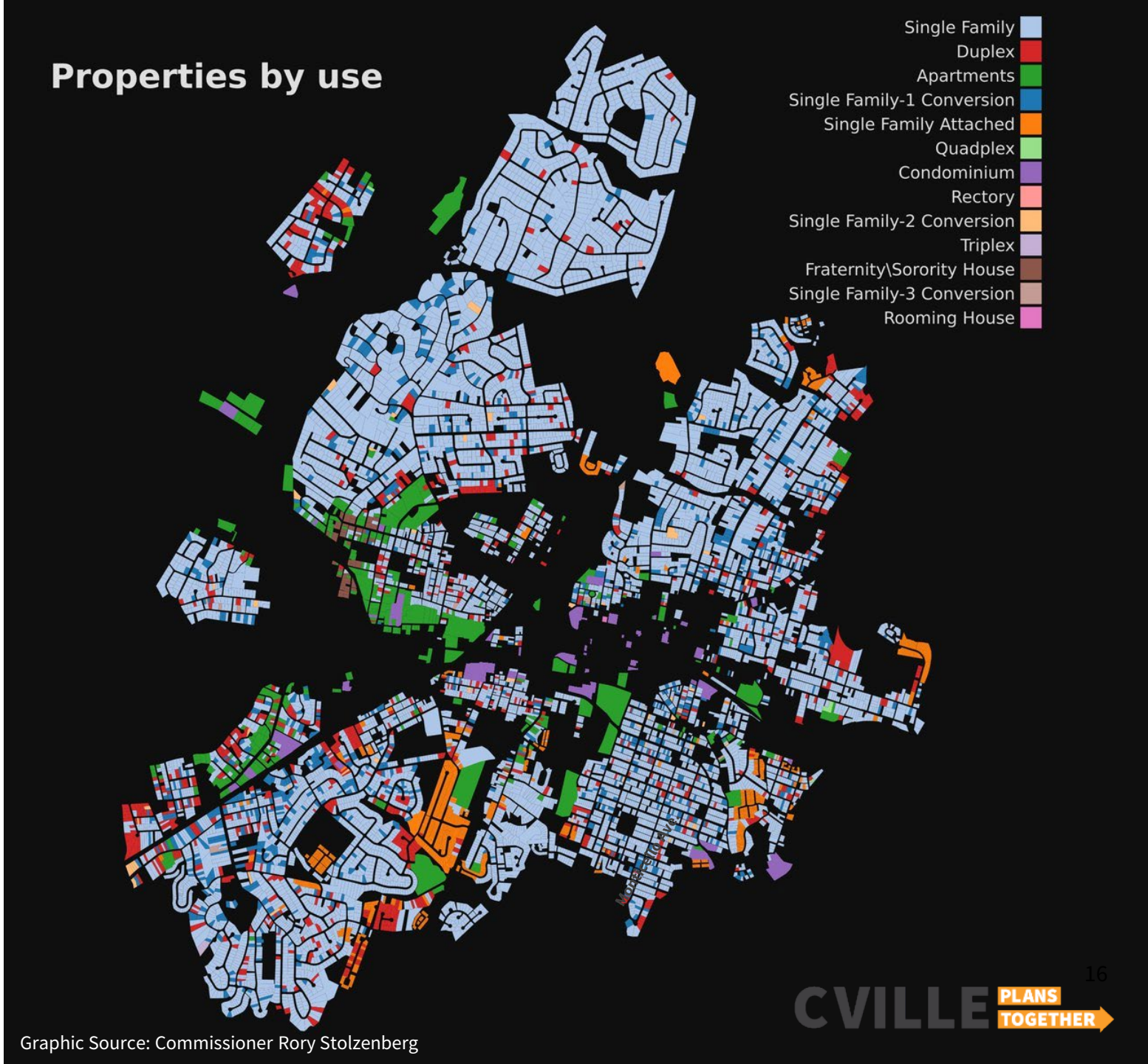
2021 Draft Future Land Use Planning Objectives

1. **Build upon land use recommendations** integrated within the City's citywide studies, Small Area Plans, and the 2021 Affordable Housing Plan.
2. Ensure citywide, **equitable** opportunities for **density increases** and enhanced community services.
3. Increase density around community amenities such as **shopping, employment centers, and transit**.
4. Explore the development potential of **vacant or underutilized** properties.
5. Maximize access to **public open spaces and schools**.
6. Establish correlations between the City's land uses, **UVA, and the Urban Ring**.
7. Increase **access to transit** to help achieve the City's climate goals.
8. Protect, preserve, and enhance **natural & cultural resources**.
9. Ensure long term **economic sustainability** of the City by planning for a wide range of commercial land use types.

Current Housing Types

- **Diverse housing types within many residential neighborhoods today**
- **Higher density residential generally concentrated in Downtown & near UVA**





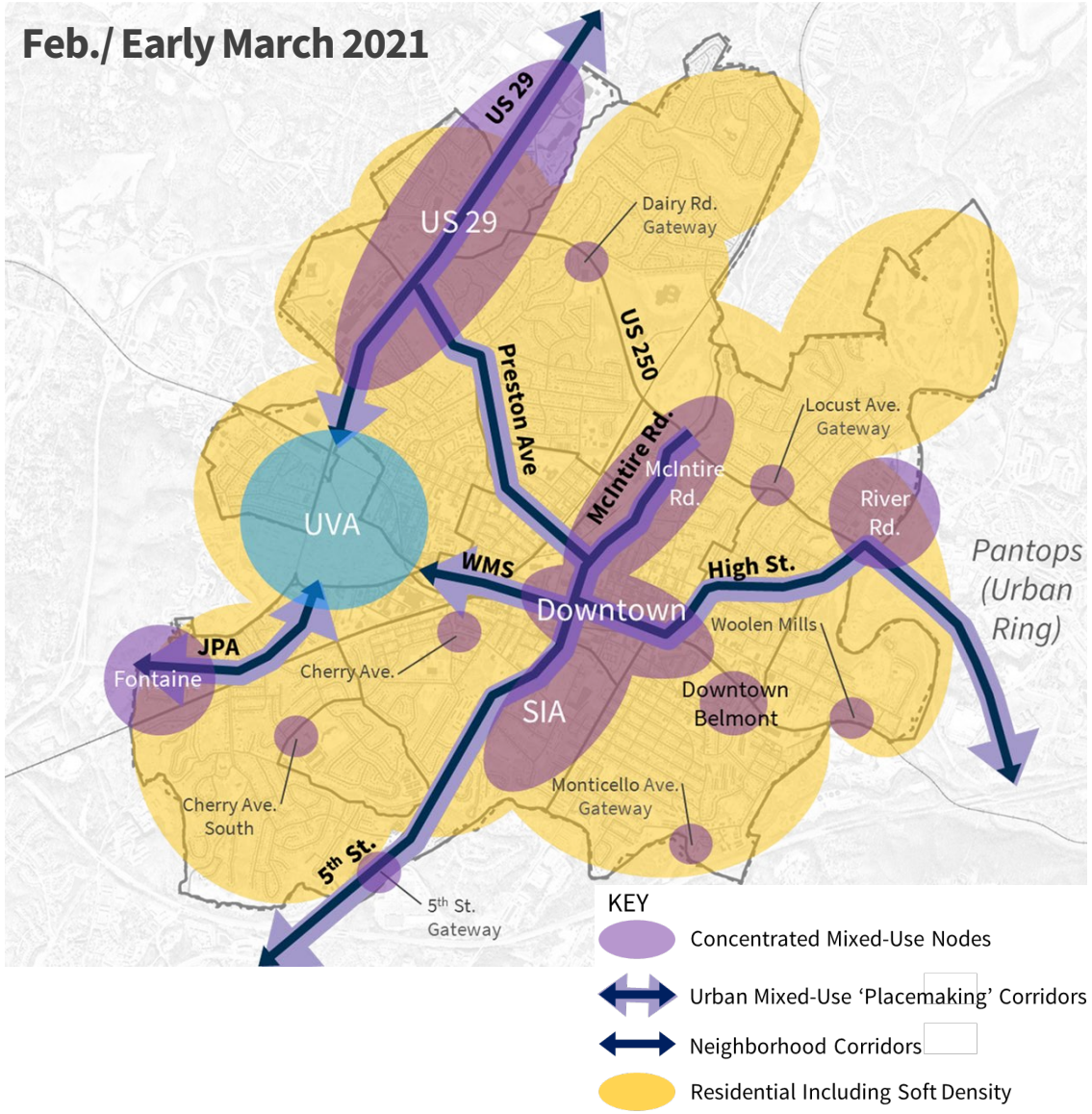
Graphic Source: Commissioner Rory Stolzenberg

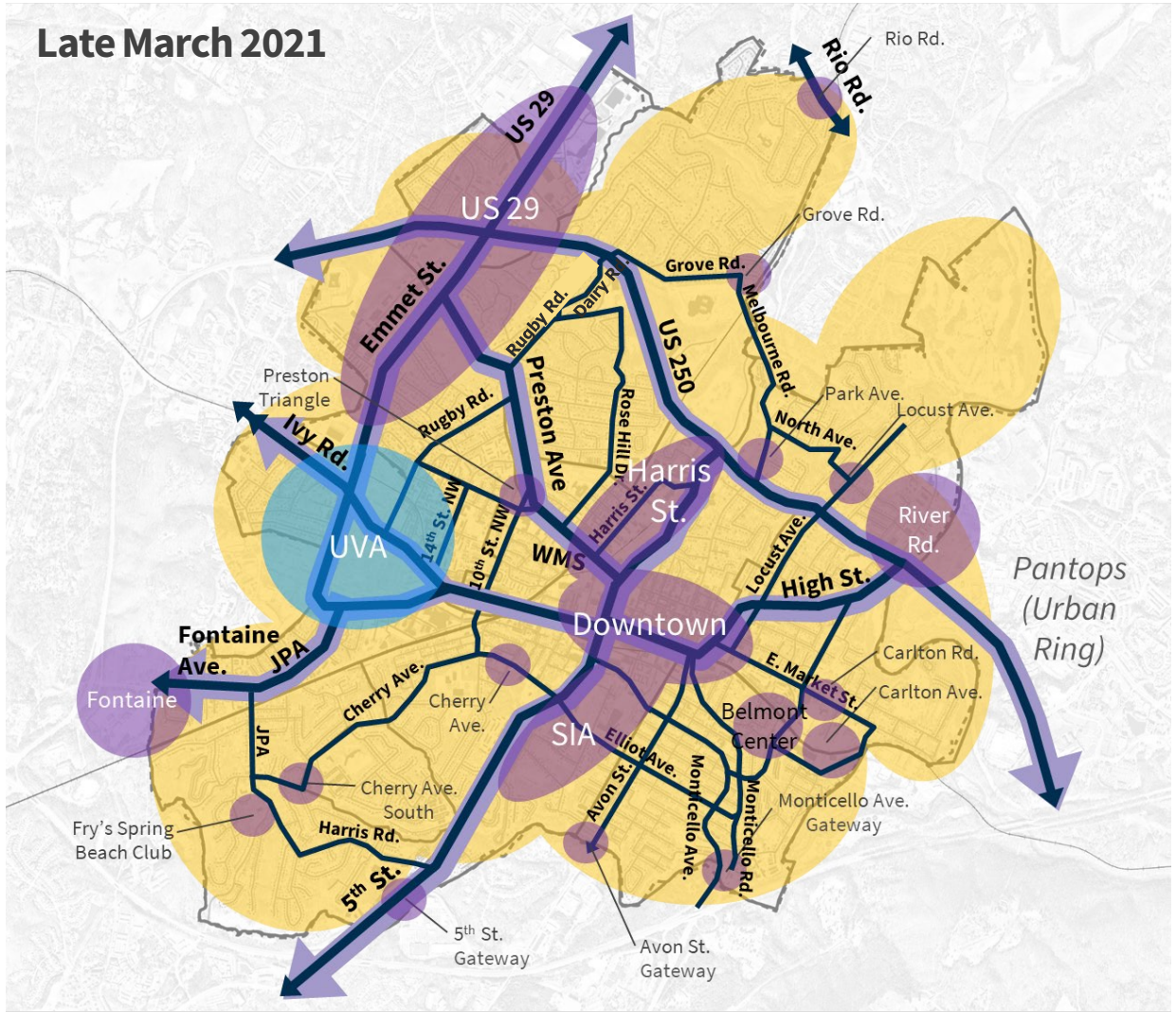
Equity Considerations

- **Map aims to balance several considerations, including:**
  - Providing more housing opportunities (including densities to support housing that is affordable at various levels) close to parks, schools, transit, services, and employment centers
  - Supporting community wealth-building through additional small-scale housing options that support enhanced homeownership opportunities → *in tandem with supporting initiatives*
  - Increasing the availability of housing in single-family neighborhoods that have historically had exclusionary zoning or which contain few non-single-family housing options, while minimizing community disruption and displacement pressures in low-income neighborhoods → *this will require supporting policies, funding, and initiatives as described in the Comprehensive Plan chapters*

- **Land use policies must work in tandem with other programs to ensure enhanced housing affordability and protections for displacement**

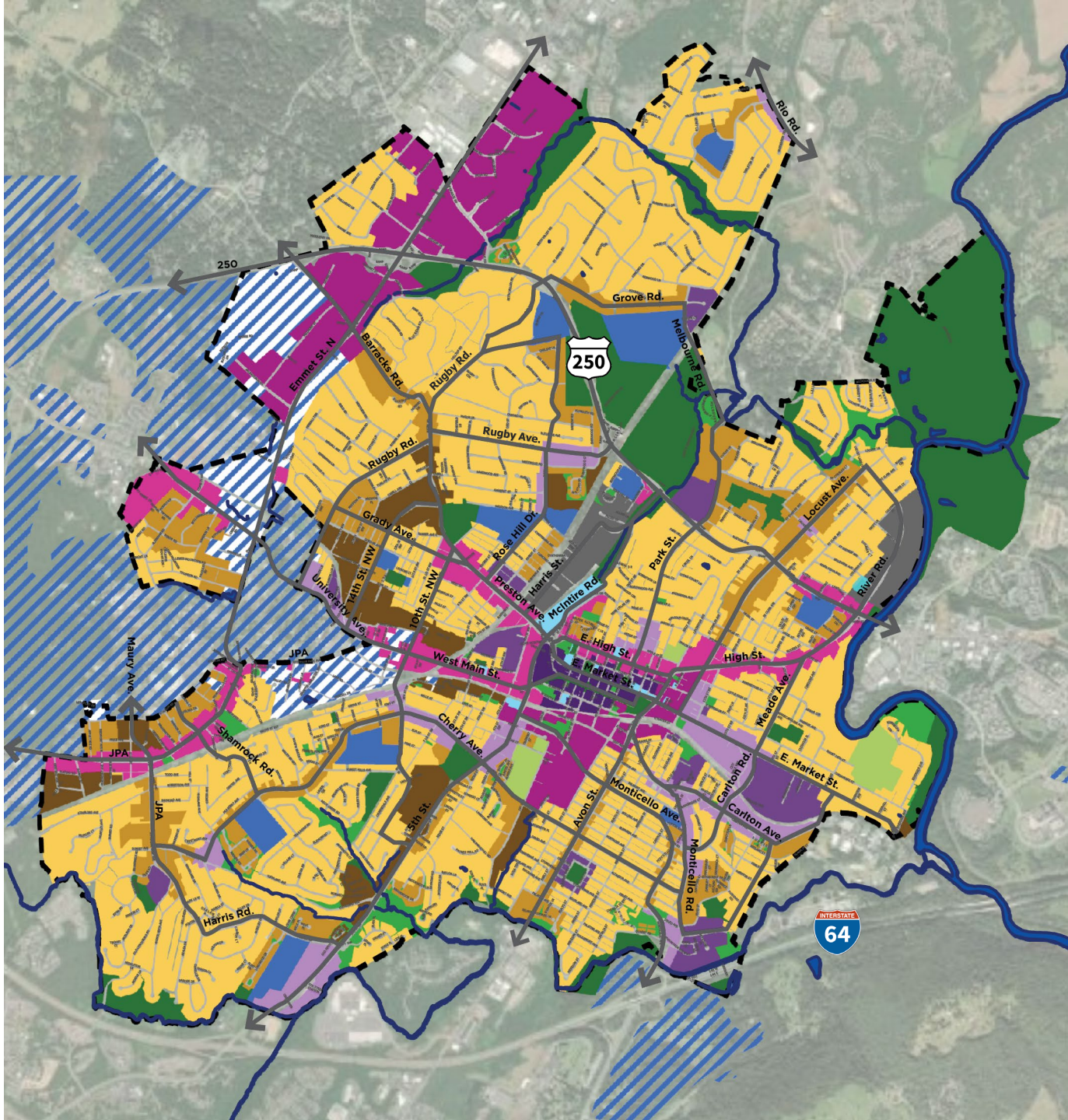
Future Land Use Framework Evolution





March Draft Map

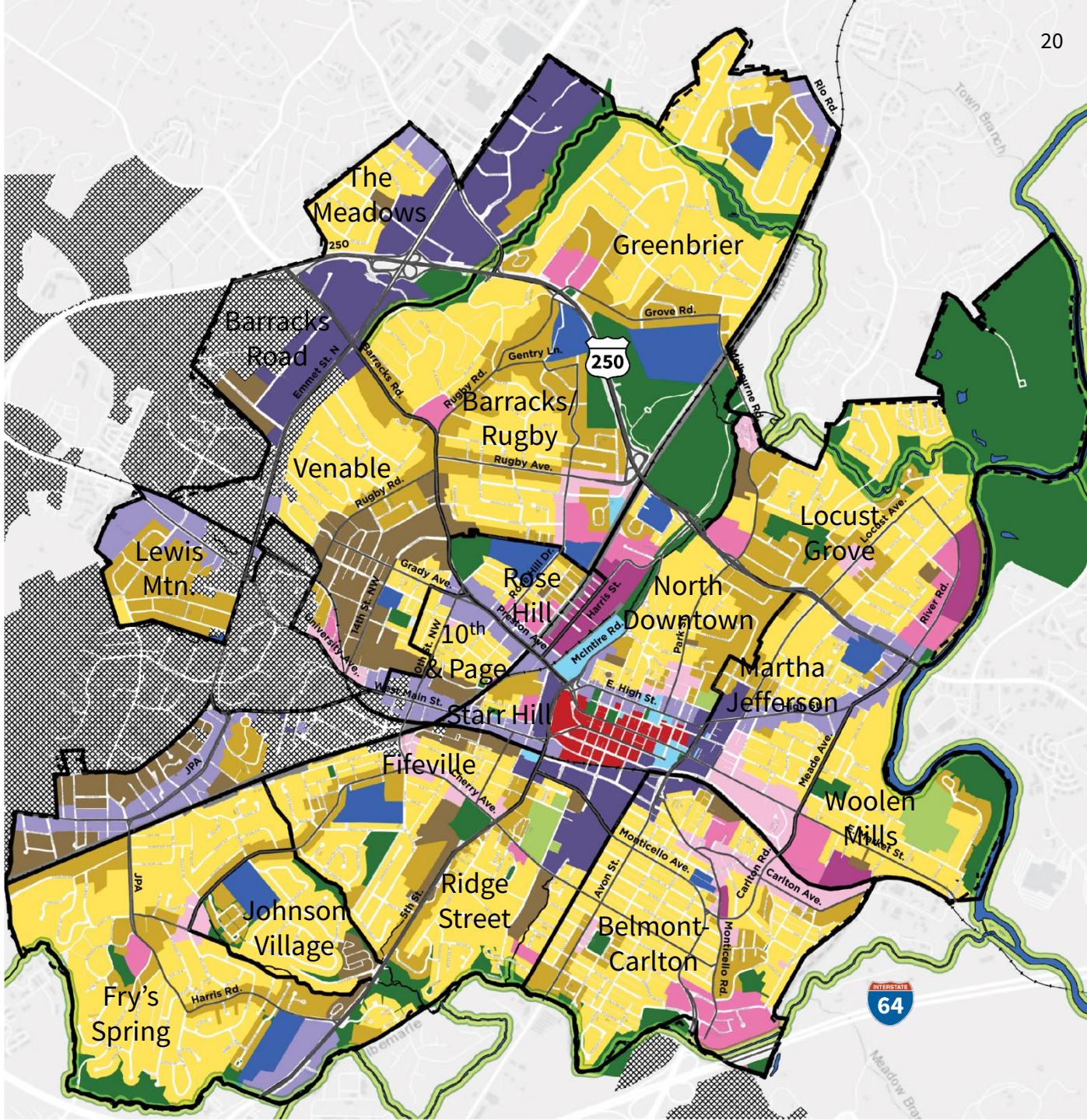
LAND USE CATEGORY	COLOR
Downtown Core	
Urban Mixed Use Node	
Urban Mixed Use Corridor	
Industrial Mixed Use	
Neighborhood Mixed Use Node	
Neighborhood Mixed Use Corridor	
High-Intensity Residential	
Medium-Intensity Residential	
Low-Intensity Residential	
Public Park or Open Spaces	
Proffered Open Spaces	
Cemetery	
Civic	
Education	
UVA	



Current Draft Future Land Use Map

LAND USE CATEGORY

- Downtown Core
- Urban Mixed Use Node
- Urban Mixed Use Corridor
- Business And Technology Mixed Use
- Neighborhood Mixed Use Node
- Neighborhood Mixed Use Corridor
- High-Intensity Residential
- Medium-Intensity Residential
- General Residential
- Public Park or Open Spaces
- Cemetery
- Civic (Public and Semi-public)
- Education
- UVA
- Stream Buffer



Residential

GENERAL RESIDENTIAL

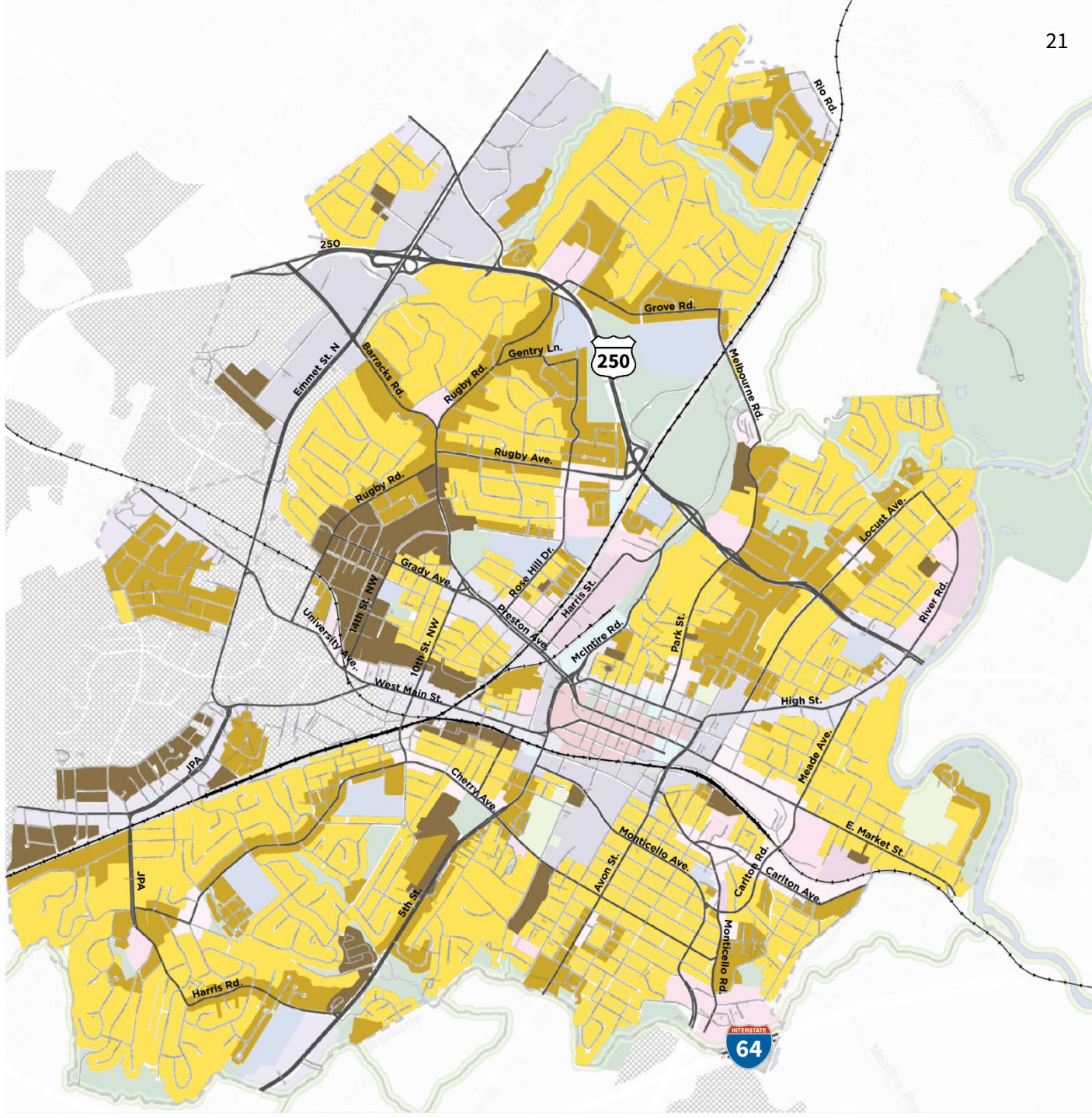
A range of housing types scaled in context with the existing single-family character. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

MEDIUM-INTENSITY RESIDENTIAL

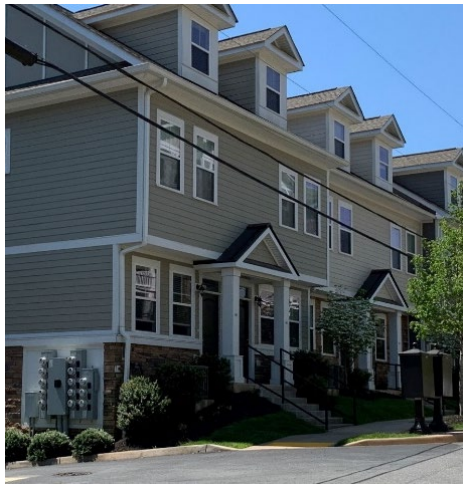
A variety of housing types, including rowhouses, townhouses, and smaller multi-unit buildings, compatible with adjacent low intensity neighborhoods. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

HIGH-INTENSITY RESIDENTIAL

Neighborhoods and sites for multi-unit housing. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.



Residential



	General Residential	Medium Intensity Residential	High Intensity Residential
Uses	Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs). Limited commercial uses.	Small multi-unit buildings (4-12 units), accessory dwelling units (ADUs), cottage courts, rowhouses, townhouses. Limited commercial uses allowed.	Multi-unit housing (13+). May include large and/or smaller-scaled buildings Limited ground floor commercial uses encouraged.
Form	All residential categories: compatible with existing residential and historic neighborhood context. Highest building heights according to context.		
Height	Up to 3.5 stories. 2-2.5 stories average.	Up to 4.5 stories allowed at sites with appropriate depth. 3 stories average.	Up to 5 stories.

Residential

Fourplex

Multi-plex (5 Units +)

Mixed Use Nodes

NEIGHBORHOOD MIXED USE NODE

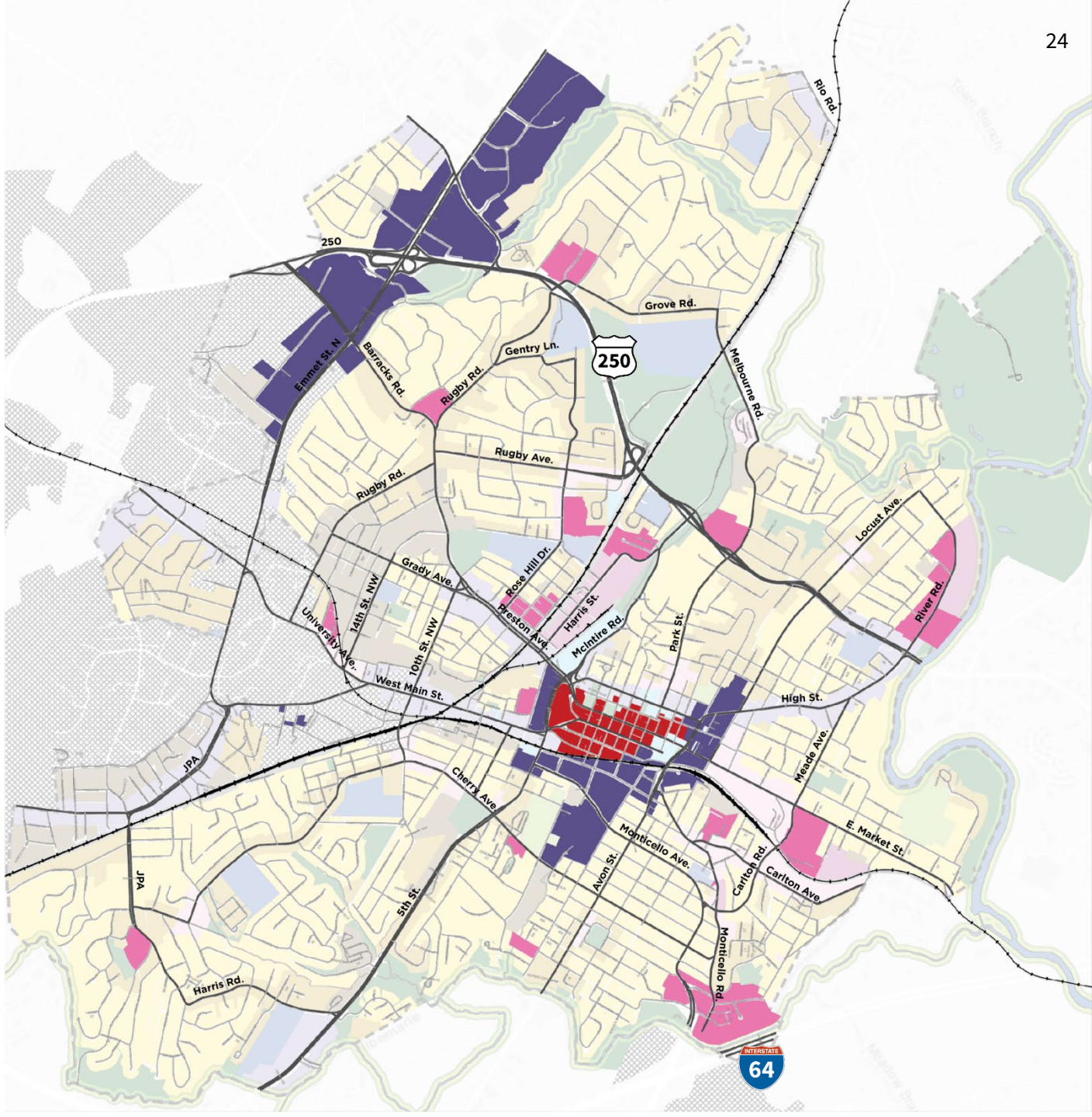
Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.

URBAN MIXED USE NODE

Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.

DOWNTOWN

A primary, central activity hub for the city.



Mixed Use Nodes

	Neighborhood Mixed Use Node	Urban Mixed Use Node	Downtown
Uses	Commercial, employment, residential. A mix of uses in the same building (“vertical mixed use”) is encouraged. Support ground floor uses which encourage an active pedestrian environment, for example, shops, restaurants, salons, etc.		
Form	Respond to existing residential, environmental and historic context. Create new, complete districts comprised of walkable streets, civic amenity spaces, and an intensive mix of land uses.		Compatible with, and respond to, the existing urban scale and historic/civic context.
Height	Up to 4 stories. 5 stories allowed internal to sites with appropriate depth to allow transitions to surrounding uses.	5-8 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.	2-6 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.

Neighborhood Mixed Use Nodes

Mixed Use Corridors

NEIGHBORHOOD MIXED USE CORRIDOR

Neighborhood mixed use areas arranged along corridors that support existing residential districts.

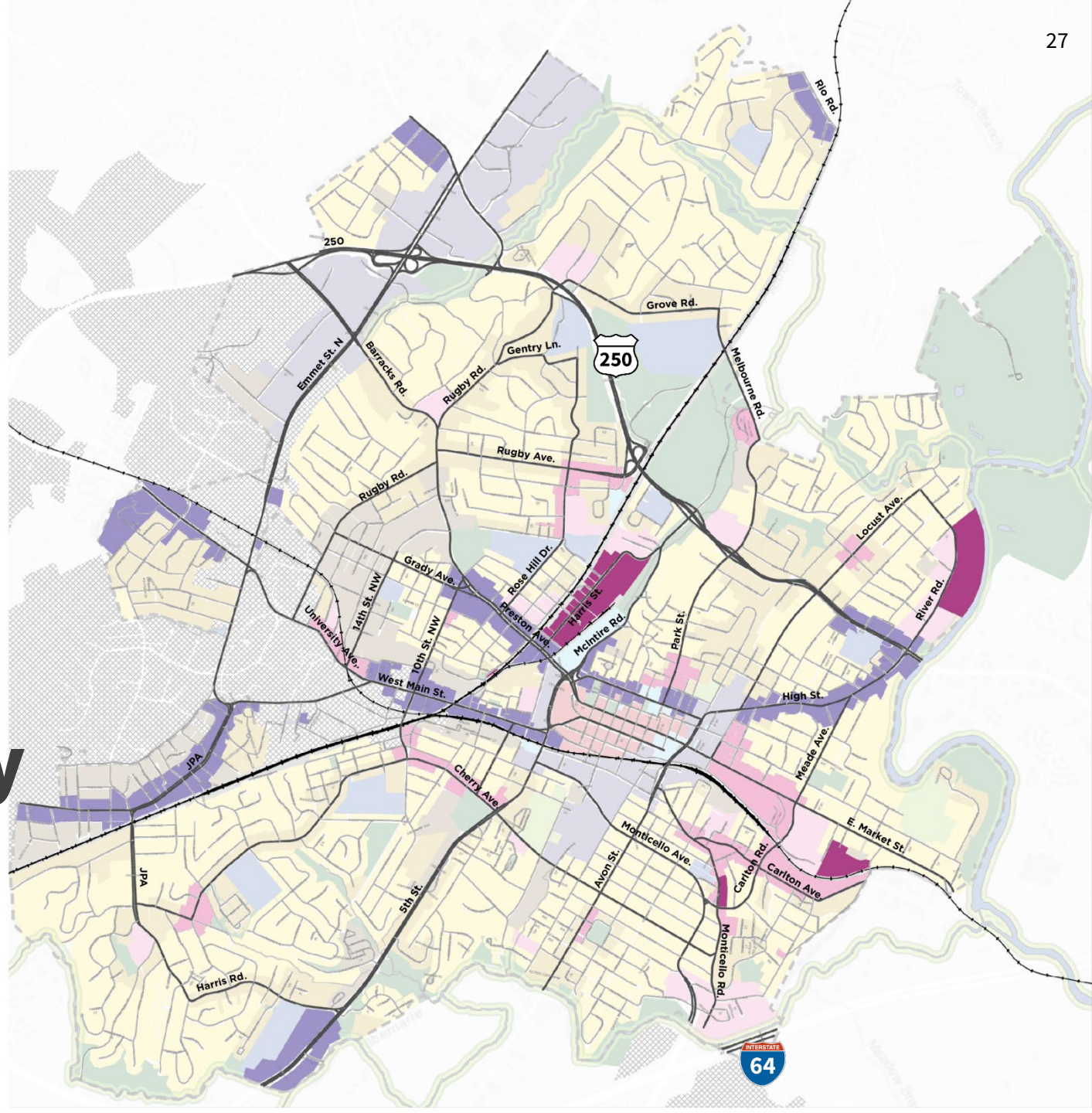
URBAN MIXED USE CORRIDOR

Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

Business & Technology

BUSINESS AND TECHNOLOGY MIXED USE

Light industrial and production uses as well as additional commercial and residential uses (where appropriate).



Mixed Use Corridors / Business & Technology

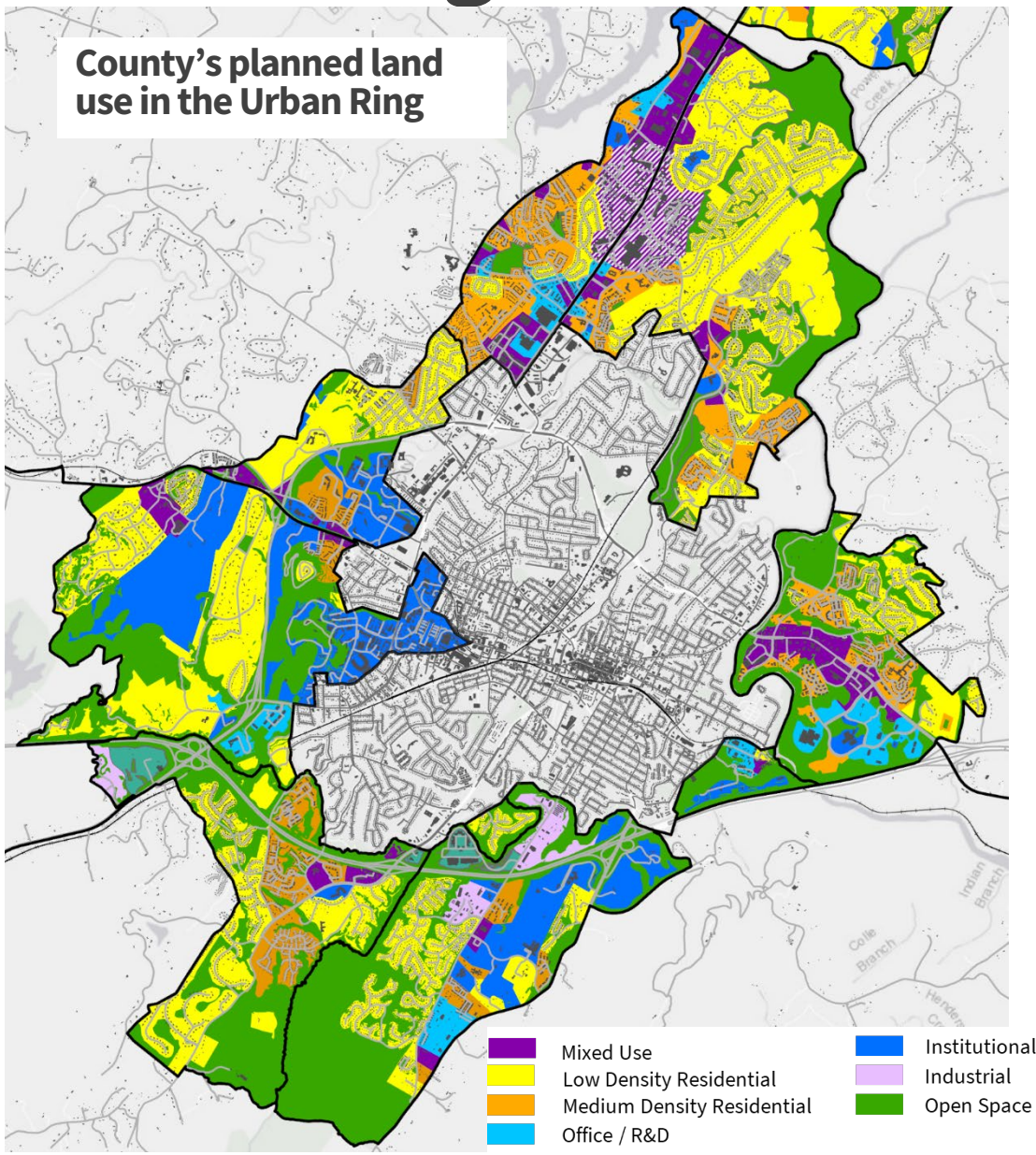
	Neighborhood Mixed Use Corridor	Urban Mixed Use Corridor	Business & Technology Mixed Use
Uses	Commercial, employment, residential (including small multi-unit and live-work unit buildings). Active ground floor uses.	Commercial, employment, residential. Active ground floor uses.	Light industrial/manufacturing, technology, business, residential (allowed in upper floors). Active ground floor uses encouraged.
Form	Neighborhood character. Respond to existing residential, environmental and historic context.	Respond to existing residential, environmental and historic context.	Reclaim/reuse land through rehabilitation for human use and environmental health.
Height	Up to 5 stories, average 3 stories. Highest buildings at intersections or at sites with larger land areas.	5 stories up to 8 at key intersections.	Up to 6 stories.

Mixed Use Corridors

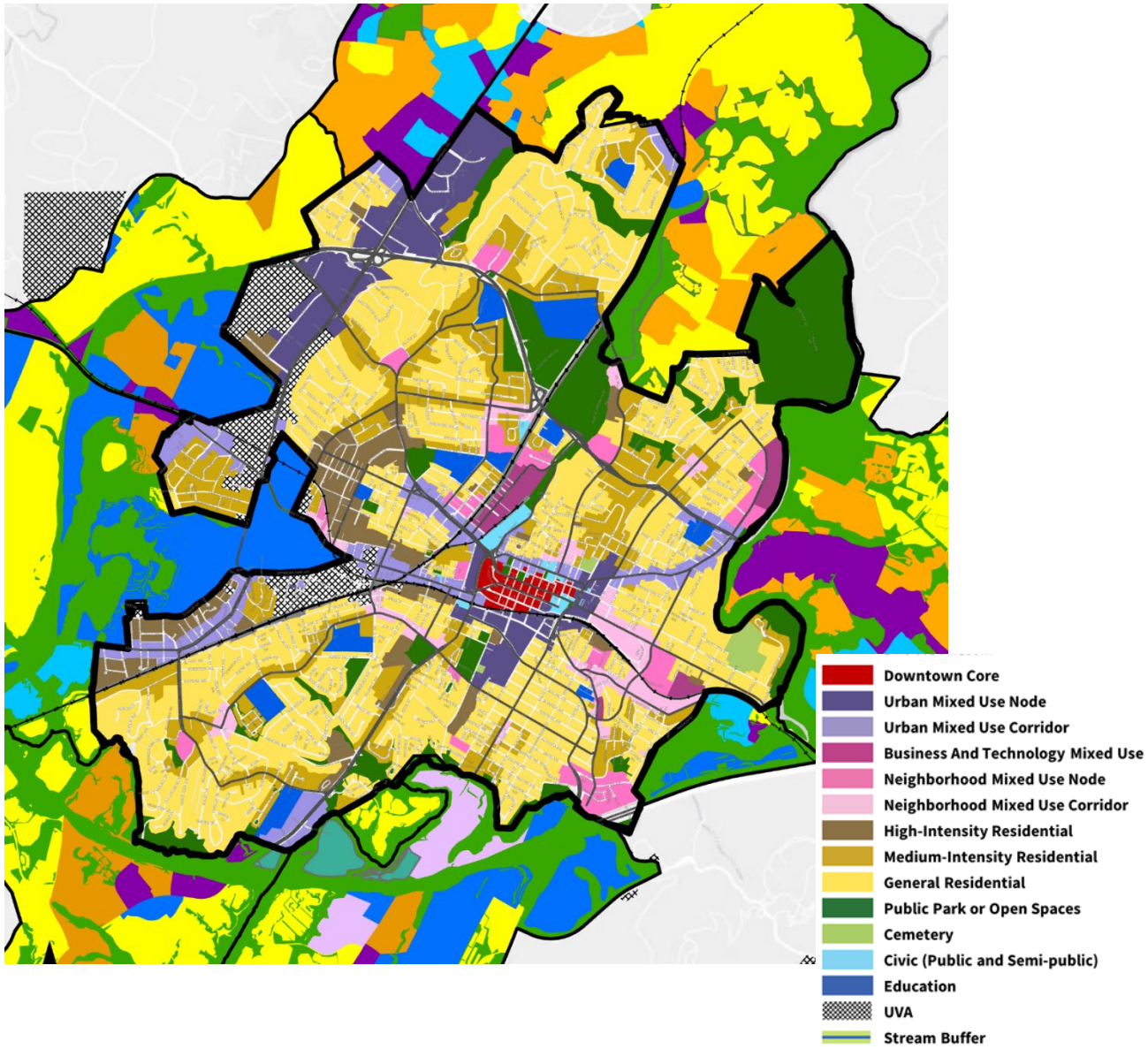
Development Considerations

- **Heights/Scale:** Final maximum height for development will be determined in the zoning regulations, and will depend on height of neighboring areas, among other factors. Each category on the land use map will likely have several potential zoning categories that apply.
- **Historic Districts:** Architectural controls will define building setbacks, height step backs, height limitations, buffers, and historic architectural features as required in the Code.
- **Environmental Issues:** Development must consider various factors…
  - **Critical slopes**
  - **Rivanna River and stream corridors**
  - **Stormwater runoff**
  - **Floodplains**
  - **Tree canopy –** Retention, replacement, and additions
- **Transportation Safety:** Development must support enhanced safety and access for walkability, bikeability, and transit.

Urban Ring



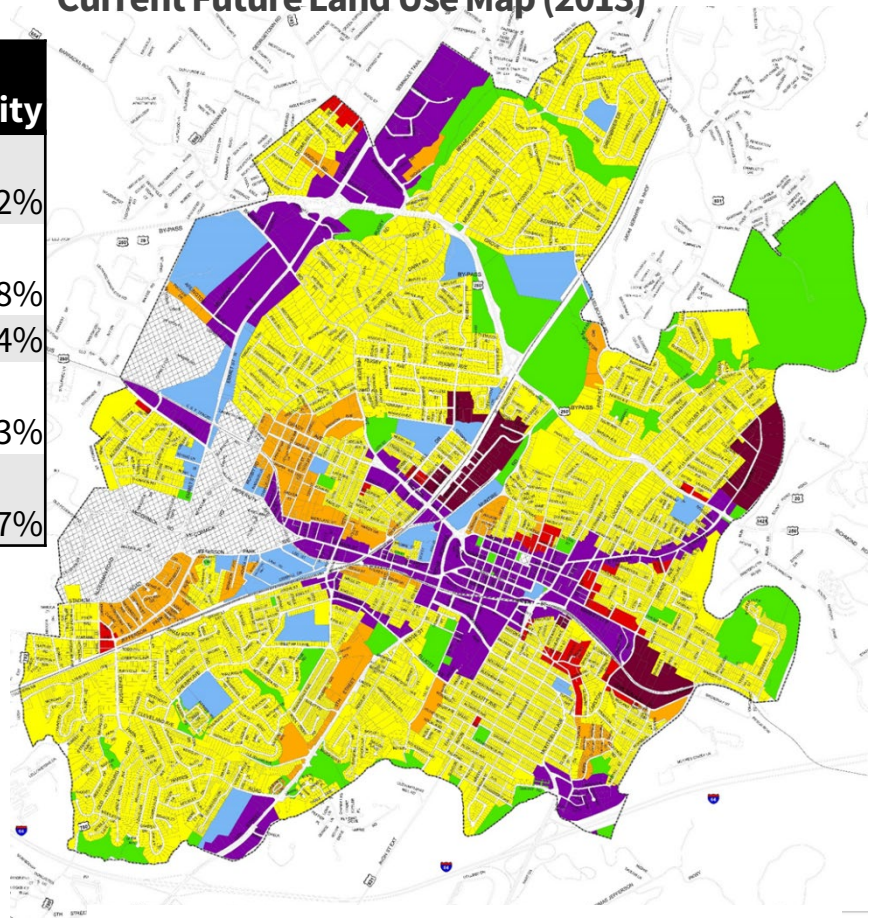
Draft 2021 Future Land Use Map Update with County's planned land use in the Urban Ring



Future Land Use Map Comparisons

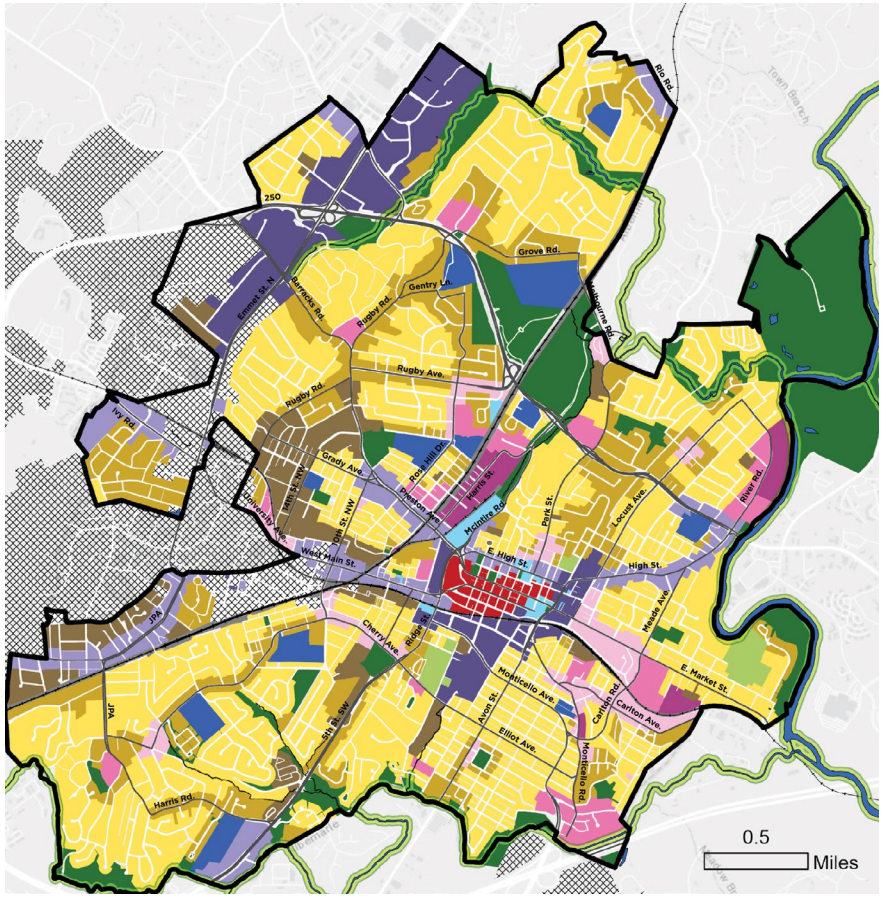
Current Future Land Use Map (2013)

2013 Land Use Designation	% city
Low Density Residential	52.2%
High Density Residential	5.8%
Mixed Use	11.4%
Neighborhood Commercial	1.3%
Business and Technology	2.7%



- Residential, Low density: Single-family and two-family; 12 or less dwelling units per acre.
- Residential, High Density: Multi-family; 13+ dwelling units per acre.

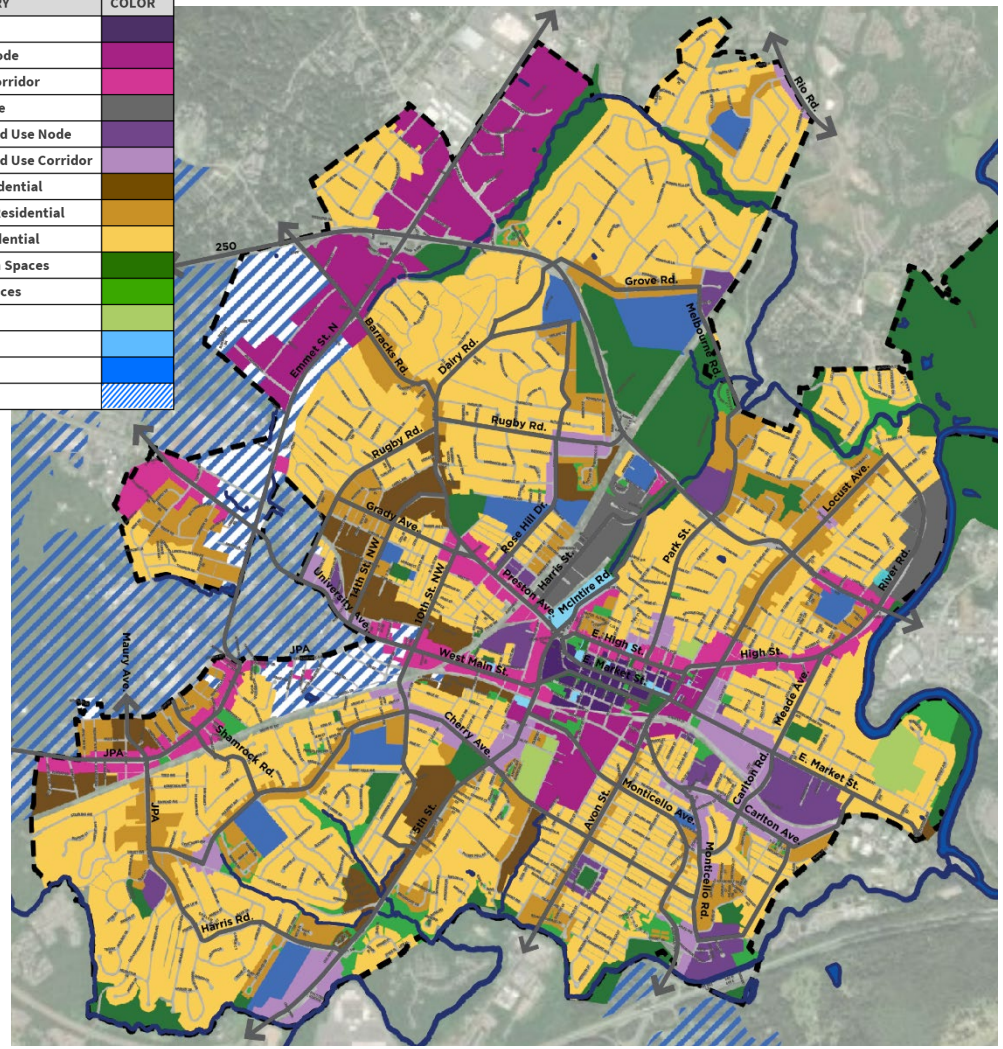
Draft Proposed 2021 Update

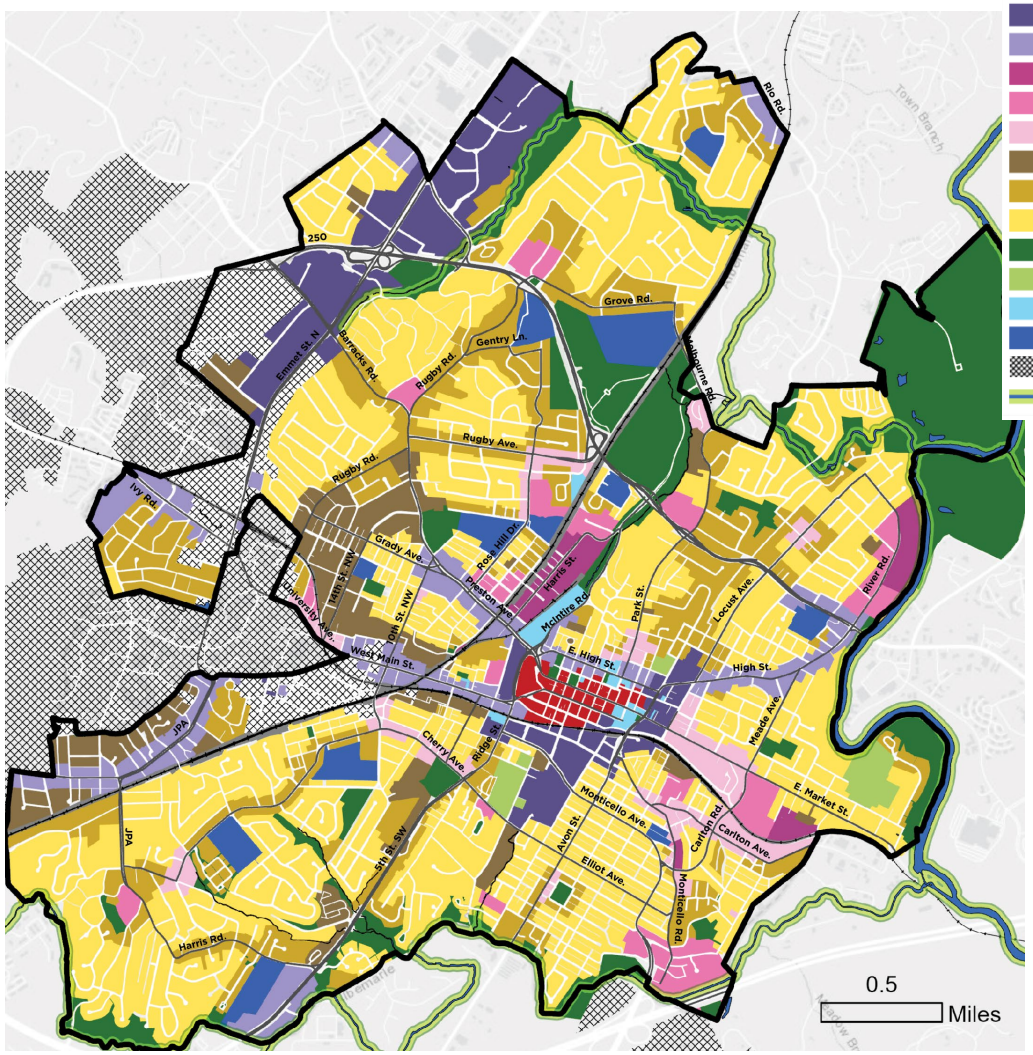


2021 Land Use Designation (Draft)	% city
General Residential	39.4%
Medium-Intensity Residential	14.4%
High-Intensity Residential	5.2%
Downtown	0.7%
Neighborhood Mixed Use Node	3.1%
Neighborhood Mixed Use Corridor	2.8%
Urban Mixed Use Corridor	5.0%
Urban Mixed Use Node	6.4%
Business and Technology Mixed Use	1.3%

Changes Between March and May Drafts

LAND USE CATEGORY	COLOR
Downtown Core	
Urban Mixed Use Node	
Urban Mixed Use Corridor	
Industrial Mixed Use	
Neighborhood Mixed Use Node	
Neighborhood Mixed Use Corridor	
High-Intensity Residential	
Medium-Intensity Residential	
Low-Intensity Residential	
Public Park or Open Spaces	
Proffered Open Spaces	
Cemetery	
Civic	
Education	
UVA	





Relationship to Affordable Housing Plan

Affordable Housing Plan Land Use Recommendations	Relationship to Future Land Use Map & Related Comprehensive Plan Policies
Change zoning and development processes to increase the production of **multifamily housing**	**Multifamily housing** supported in all mixed-use nodes, corridors, and in medium- and high-intensity residential areas
Change zoning to allow **soft density** in single-family-zoned neighborhoods, while limiting potential displacement	**Soft density (duplex, triplex, ADUs)** allowed in all single-family-zoned neighborhoods, with targeted policies and funding to support lower-income areas, communities that have previously been displaced, and other marginalized communities. Priorities include maintaining existing affordable housing, providing more affordable units, reducing displacement, and supporting homeownership.
Increase the flexibility to permit **Accessory Dwelling Units (ADUs)**	**ADUs** supported throughout the city, with recommended funding to support units affordable up to 60% AMI
Create an **Inclusionary Zoning policy** to increase the production of affordable homes	An **Inclusionary Zoning policy** can be applied most effectively in all mixed-use nodes and high-intensity residential areas and potentially in corridors and medium-intensity residential areas.

Next Steps

CVILLE PLANS TOGETHER

We want to hear from you!

Review the **Future Land Use Map** and other draft Comprehensive Plan Updates and participate in the community comment period through **May 31**!

cvilleplanstogether.com/engage3

Visite el sitio web para obtener información en español

Attend an event

Webinars

Monday, May 10: 6-7:30pm
Tuesday, May 25: 6-7:30pm

Recordings will be available

Pop-Up Meetings

Friday, May 14:
Reid's Market, 1-3pm

Saturday, May 15:
IX Art Park, 8am-noon
Jefferson School, 2-5pm

Tell us what you think

- **Comment Form**
- **Toll-Free Phone Line**
- **Interactive Map**
- **Email**

Comments

Website

- CvillePlansTogether.com/engage3

Email: Engage@CvillePlansTogether.com

Social Media

- @CvillePlans (Facebook, Twitter)
- @CvillePlansTogether (Instagram)

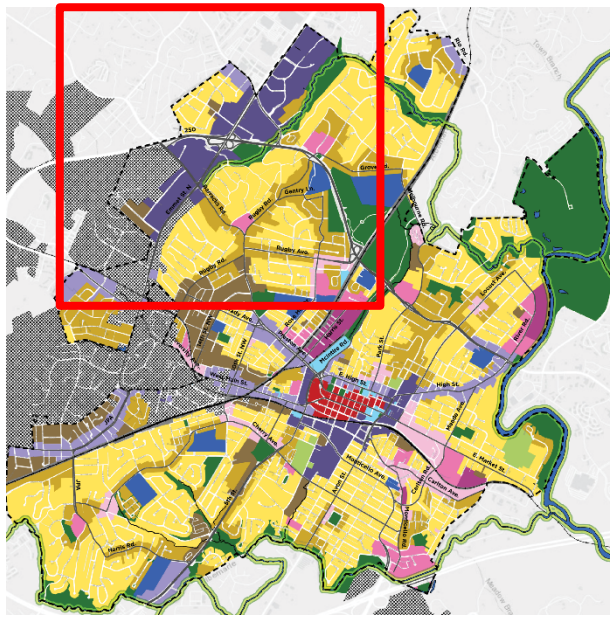
Toll-free Phone Number: (833) 752-6428

Appendix

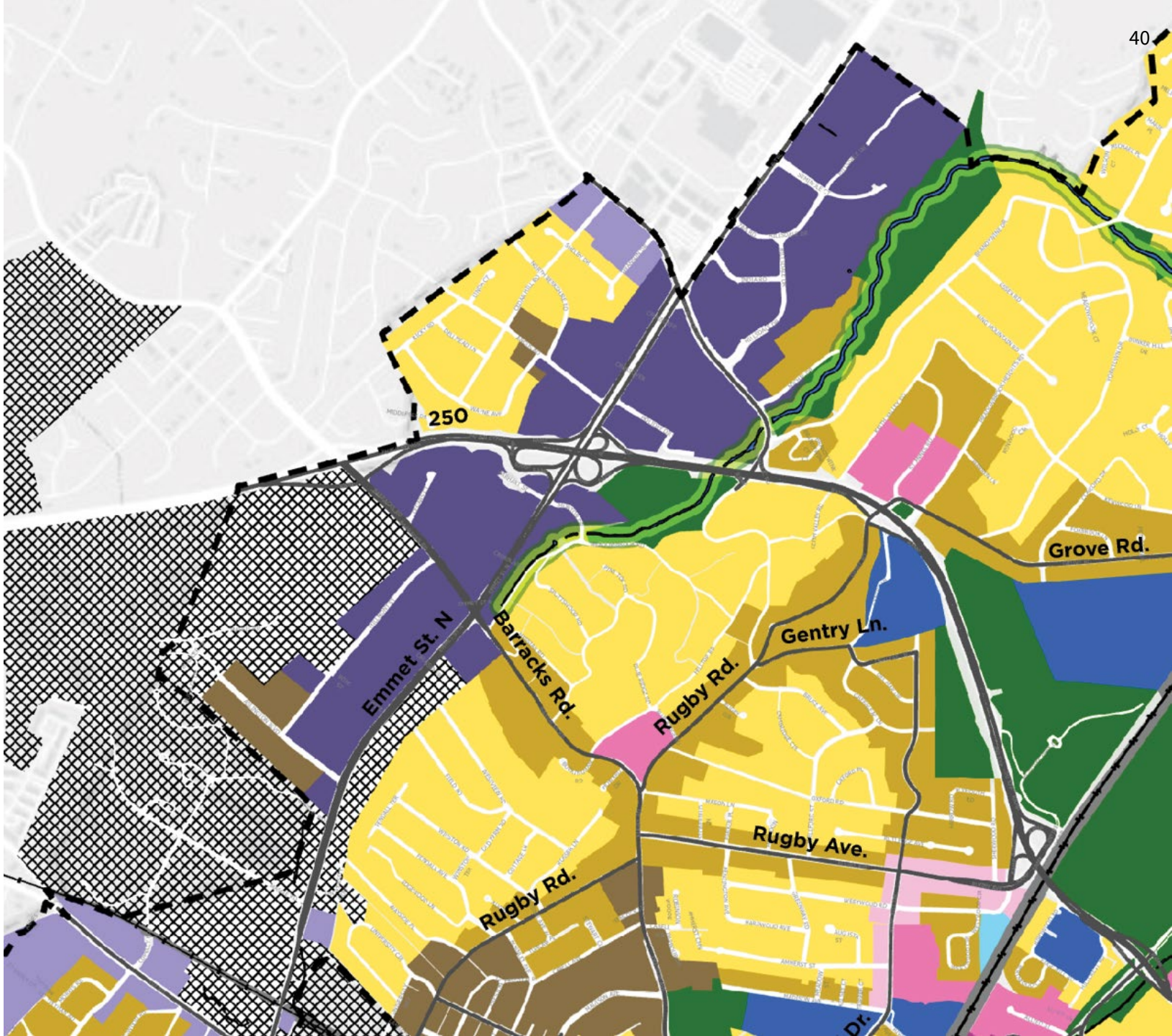
CVILLE PLANS TOGETHER

Draft Future Land Use Map

Enlargement 1

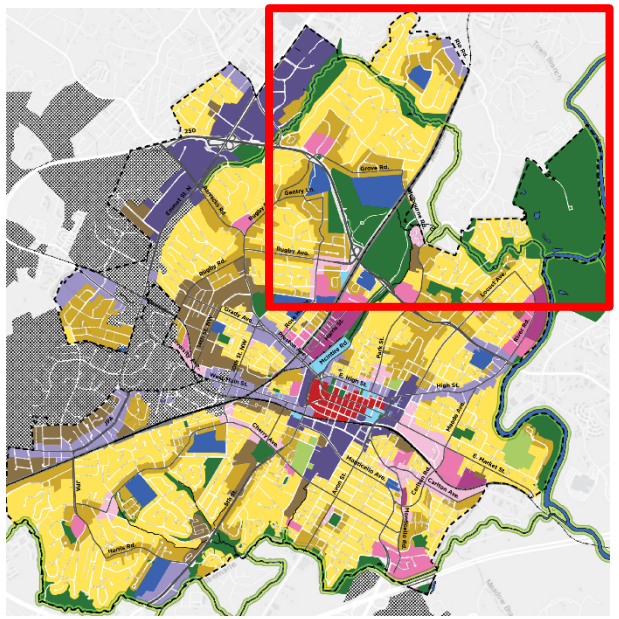


- Downtown Core
- Urban Mixed Use Node
- Urban Mixed Use Corridor
- Business And Technology Mixed Use
- Neighborhood Mixed Use Node
- Neighborhood Mixed Use Corridor
- High-Intensity Residential
- Medium-Intensity Residential
- General Residential
- Public Park or Open Spaces
- Cemetery
- Civic (Public and Semi-public)
- Education
- UVA
- Stream Buffer



Draft Future Land Use Map

Enlargement 2



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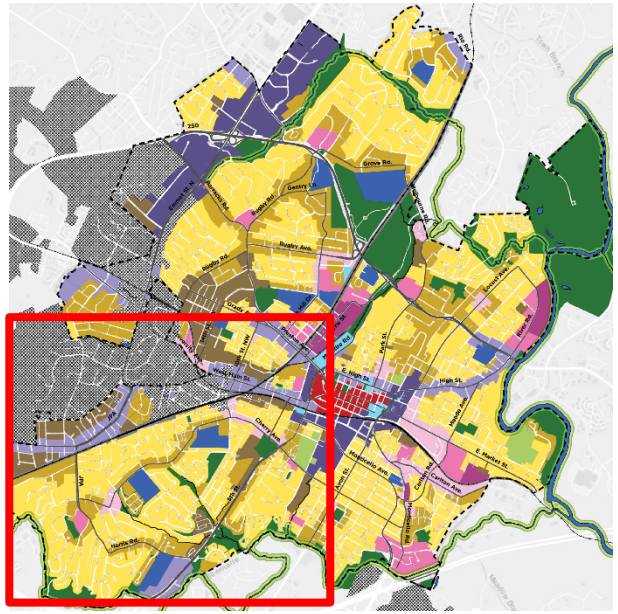
Draft Future Land Use Map

Enlargement 3



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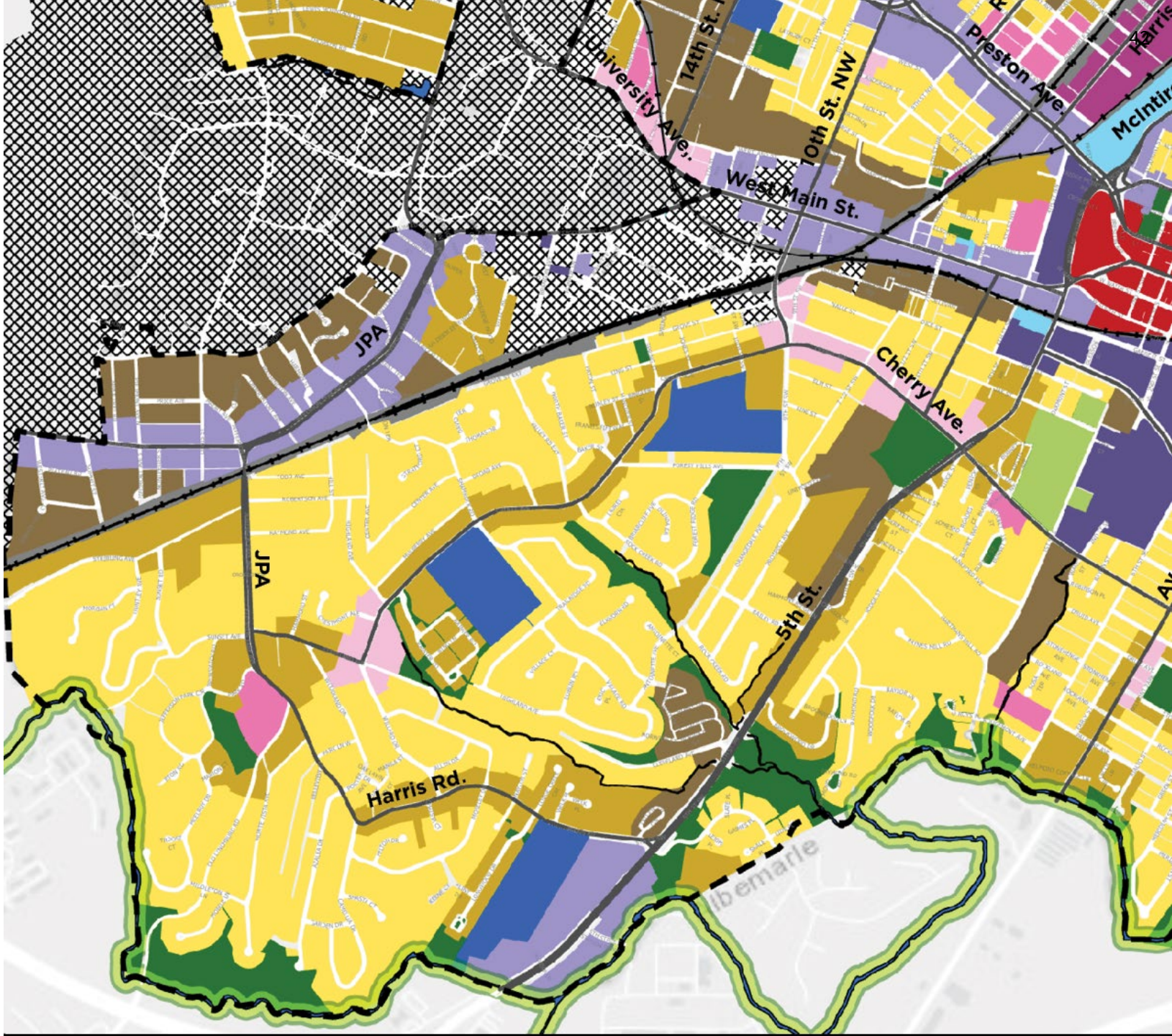
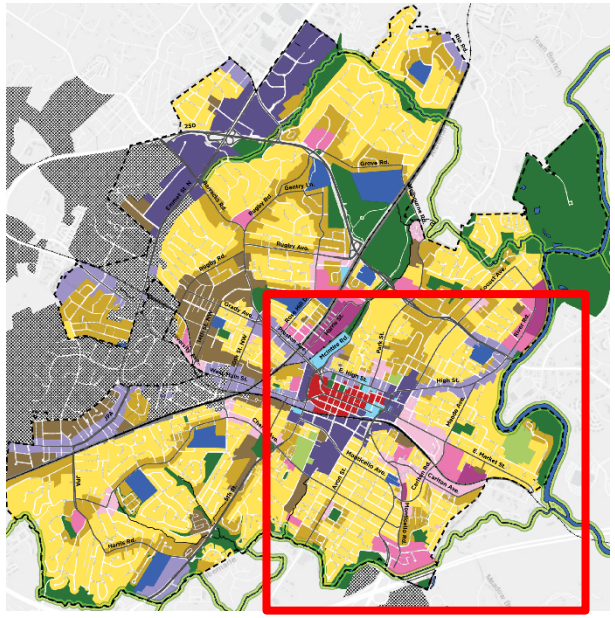


Draft Future Land Use Map

Enlargement 4



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